To be Sold by Auction,

On THURSDAY the 29th day of Auguſt, 1799,

At the Sign of the WHITE HORSE, in COTTENHAM,

In the County of Cambridge,

BETWEEN THE HOURS OF THREE AND FIVE O'CLOCK IN THE AFTERNOON;

Two Hundred and Forty Acres

(MORE OR LESS) OF

ADVENTURERS LAND,

Lying in COTTENHAM aforeſaid,

Subject to the following Conditions of Sale,

And in the following Lots:

LOT 1.

TEN ACRES (more or leſs) called the *Mill Ground*, in the occupation of Michael Rowell.

LOT 2.

TEN ACRES (more or leſs) in the occupation of Francis Dickins, John Cook, and John Croſs.

LOT 3.

TEN ACRES (more or leſs) in the occupation of Edward Birkett and Wm. Birkett.

LOT 4.

TEN ACRES (more or leſs) in the occupation of John Chevis and Stephen Chevis.

LOT 5.

TEN ACRES (more or leſs) in the occupation of John Croſs, Francis Woods, Thomas Muncey, and Wm. Wilſon, lying at the bottom of a Piece called the Twenty Acres.

LOT 6.

TEN ACRES (more or leſs) in the occupation of John Wayman and Richard Norman, lying at the bottom of a Piece called the *Thoroughfare Piece*.

LOT 7.

TEN ACRES (more or leſs) in the occupation of Benjamin Moor, William Porter, and William Greaves, lying next the *Sock Ditch*.

LOT 8.

TEN ACRES (more or leſs) in the occupation of Wm. Ward, and Edward Rowell, being one of the two *Long Grounds*

LOT 9.

TEN ACRES (more or leſs) in the occupation of John Cook and John Furbank, being the other *Long Ground*.

LOT 10.

TEN ACRES (more or leſs) in the occupation of Thomas Greaves, Francis Woods, and John Watts.

LOT 11.

TEN ACRES (more or leſs) in the occupation of Michael Rowell, and lying next the *Mill Piece*.

LOT 12.

TEN ACRES (more or leſs) in the occupation of Mrs. Fairchild.

This Lot will be ſold ſubject to a Right of Way over it to Lots 1, 2, and 11.

LOT 13.

TEN ACRES (more or leſs) in the occupation of John Woods and John Allen.

LOT 14.

TEN ACRES (more or leſs) in the occupation of Wm. Kimpton ſen. Wm. Kimpton, jun. and Wm. Aungier.

LOT 15.

TEN ACRES (more or leſs) in the occupation of John Male, Richard Spackman, and Stephen Chevis.

LOT 16.

TEN ACRES (more or leſs) in the occupation of James Greaves, John Watſon, and Wm. Few.

This Lot will be ſold ſubject to a Right of Way over it to Lot 4.

LOT 17.

TEN ACRES (more or leſs) in the occupation of John Emmerſon, Richard Greaves, and George Sanderſon.

This Lot will be ſold ſubject to a Right of Way over it to Lot 10.

LOT 18.

TEN ACRES (more or leſs) in the occupation of John Greaves, John Smith, and John Ingle.

LOT 19.

TEN ACRES (more or leſs) in the occupation of John Nottidge, Francis Woods, and Mrs. Clifton.

LOT 20.

TEN ACRES (more or leſs) in the occupation of John Greaves ſen. Thomas Benton, and John Croſs.

LOT 21.

TEN ACRES (more or leſs) in the occupation of Wm. Watſon and Thomas Greaves, called the *Thoroughfare Ground.*

This Lot will be Sold ſubject to a Right of Way over it to Lots 3, 6, 7, 8, *and* 9.

LOT 22.

TEN ACRES (more or leſs) being that part of the piece called the *Twenty Acres* which lies furtheſt from Cottenham.

LOT 23.

TEN ACRES, (more or leſs) being the remainder of the piece called the *Twenty Acres*, and that part which lies neareſt to Cottenham.

LOT 24.

TEN ACRES (more or leſs) in the occupation of Mrs. Norman and John Heard.

All the above Lands are Freehold, exempt from Tithe, and the Land-Tax has been Redeemed. They are ſubject to a Tax of 5*s.* 3*d. per Acre to the Corporation of Bedford Level; and of* 4*d. an Acre (for* 15 *Years only) to the Commiſſioners for executing the Eau Brink Act.*

LOT 25.

A Commonable MESSUAGE or TENEMENT, ſituate in COTTENHAM aforeſaid, together with the extenſive and valuable Common Rights thereto belonging; alſo One Acre of Land lying in the Common called the Lots, Three Roods in *Chare Fen*, and One Rood lying in the Common called *Chitting Hill.*

The laſt Lot is Copyhold, and pays an Annual Quit-Rent of 2s. 7½d.

CONDITIONS of SALE.

I. THE higheſt Bidder to be the Purchaſer, and if any diſpute ariſes between two or more Bidders, the Lot to be put up again.

II. No perſon to advance leſs than Two Guineas at each bidding.

III. The Purchaſers ſhall pay down immediately a depoſit of Fifteen Pounds per cent. in part of the Purchaſe Money, an ſign and agreement for Payment of the Remainder on the 25th day of March next, on having good Titles.

IV. The Purchaſer of each Lot ſhall have a proper Conveyance, on Payment of the Remainder of the Purchaſe Money according to the third Condition, and of Three Guineas towards the expence of the Conveyance.

V. The Purchaſer, upon Payment of the Remainder of the Purchaſe Money according to the 4th Condition, ſhall be let into Poſſeſſion on the 25th day of March next, to which time all Outgoings ſhall be paid, except the Tax due to the Commiſſioners for executing the Eau Brink Act.

VI. The Auction Duty of 6d in the Pound ſhall be paid equally by the Seller and Buyers.

VII. The Seller being Proprietor of a Water Engine erected for the Drainage of the Eſtate, he ſhall convey the ſame to ſuch Perſon or Perſons, and for ſuch purpoſes, as a Majority in Value of the Owners of the Eſtate after the Sale, ſhall, by any Writing under their Hands direct.

8 ~~LAſTLY~~.—If the Purchaſer ſhall neglect or fail to comply with the above Conditions, the Depoſit Money ſhall be forfeited, the Proprietor ſhall be at full liberty to re-ſell the ſame, and the deficiency, if any, by ſuch ſecond Sale, together with all Charges attending the ſame, ſhall be made good by the Defaulters at this preſent Sale.

The usual and accustomed Right of way shall be reserved to the respective Purchasers

Every Purchaser shall enter into and execute an Agreement that he will not interrupt the old and accustomed Drainage of any of the Lots

30th August 1799. Be it remembered that Mr. James Sheffield Sanderson of Colsterworth became the purchaser of the Lot to him at the sum of Two Hundred and fourteen Pounds subject to the above Conditions of Sale Stephen Sanderson

George Sympson

Witness Christopher Simberton

Bastlow Ff. 15
Wm. Lewis Landmoor — 21A —

PARTICULARS

AND

CONDITIONS of SALE

OF

An Eſtate at Cottenham,

TO BE

Sold by Auction,

On the 29th day of AUGUST, 1799.